



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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129 College Blvd.

Carmi, IL 62821

**Asking Price: ~~\$98,500~~**

**Reduced: \$85,500**

### Information About Listing

<b>Year Built</b>	1960's	<b>County</b>	White
<b>Type of Construction</b>	1-Story (Frame w/ Brick)	<b>PIN</b>	13-23-231-018
<b>Square Footage m/l</b>	1,440	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	1-Car Attached (15'x24')	<b>Average Utilities m/l</b>	City: \$122.79 (CLW); Gas: \$65.51 (Consumers)
<b>Lot Size m/l</b>	75'x150'	<b>Property Taxes m/l</b>	\$1,849.53 (est. w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 15'8"x16'6"; Kitchen: 11'6"x15'6"; Dining Room: 11'7"x15'; Laundry/Half Bath: 5'3"x14'; Hall Bath: 5'x11'; Bedroom 1: 11'8"x12'; Bedroom 2: 12'x12'; Bedroom 3: 11'7"x14'

**Items Included**—Refrigerator; Oven/Range; Washer; Dryer; Smoke Detector(s); Electronic Garage Door Opener(s); Central Air Conditioning/HVAC System; Gas Water Heater;

**More Features**...electrical service on fuses; brick veneer; replacement windows and roof app. 15 y/o; older central heat and AC units; 2018 gas water heater

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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